



తెలంగాణ రాజ పత్రము  
**THE TELANGANA GAZETTE**  
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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT**

***(Plg. I (1))***

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY WATER BODY, PARTLY BUFFER/OPEN SPACE AND RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN HYDERNAGAR VILLAGE, KUKATPALLY MANDAL, MEDCHAL-MALKAJIGIR DISTRICT AND REDUCTION OF MASTER PLAN ROAD PASSING THROUGH SITE OF HYDERNAGAR VILLAGE AND KUKATPALLY VILLAGE TO M/S. RISHI UBR CHARITABLE & EDUCATIONAL SOCIETY- CONFIRMATION.

***[G.O.Ms.No.19, Municipal Administration & Urban Development (Plg.I (1)), 29<sup>th</sup> January, 2018.]***

In exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use /road network in the notified Master Plan of Erstwhile HUDA-2021 (HMDA) of Kukatpally Zone segment vide G.O.Ms.No. 288, MA & UD, dt: 03-04-2008, as required by sub-section (1) of the said section.

**VARIATION**

The site in Sy.Nos. 121/1 and 121/2 situated at Hydernagar Village, Kukatpally (M), Medchal-Malkajigir District to an extent of Ac. 5.02 Gts. which is presently earmarked for Partly Water Body, Partly Buffer/Open space and Residential use zone as per notified Master Plan of Erstwhile HUDA Master Plan of Kukatpally Zone segment vide G.O.Ms.No.288, MA & UD dt: 03-04-2008, is now designated as Commercial use zone and width of the proposed 100'-0" (30 mtrs.) Master Plan road through the site u/r and Sy. Nos. 42, 46, 48, 49, 54, 55, 121, 122 of Hydernagar (V) and Sy.Nos. 196, 197 & 200 of Kukatpally (V), is reduced to 60'-0" (18 mtrs.) **subject to the following conditions :**

- The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
- The owners / applicants shall handover the areas affected under the proposed 60 ft. (18 mts.) to the local bodies at free of cost and owners of Sy.Nos.121/1, 121/2 shall not claim any relaxations / TDR for the area handed over for road widening, since conversion charges exempted to him.
- The owners / applicants shall develop the roads free of cost as may be required by the local authority.

- d) NOC from Irrigation Department issued by not below the rank of Executive Engineer and NOC from Revenue Department issued not below the rank of Collector - in case land/plot located within 200 mts. from the water body. Insisted as per Letter No. 14048/I1/2011, dt: 25-05-2012 of the Government (MA&UD).
- e) The applicant has to leave defined boundary of 9 meters/30 feet from water body in above survey numbers while taking up any construction activities and no construction has to be taken up in Buffer Zone.
- f) The title and Land Ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission and it must be ensured that the best financial interests of the Government are preserved.
- g) The owners / applicants are solely responsible for any mis-representation with regard to ownership /title, Land Ceiling Clearances etc. and they will be responsible for any damage claimed by any one on account of change of land use proposed.
- h) The change of land use shall not be used as the proof of any title of the land.
- i) The change of land use does not bar any public agency including the Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
- j) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

#### **SCHEDULE OF BOUNDARIES**

<b>NORTH</b>	:	Sy.No. 51,119 of Hydernagar Village.
<b>SOUTH</b>	:	Sy.No. 125 of Hydernagar Village & Kukatpally Village Boundary.
<b>EAST</b>	:	Sy.No. 120 of Hydernagar Village & Kukatpally Village Boundary.
<b>WEST</b>	:	Sy.No. 50,51,122,124,125 of Hydernagar Village.

**ARVIND KUMAR,**

*Principal Secretary to Government.*

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